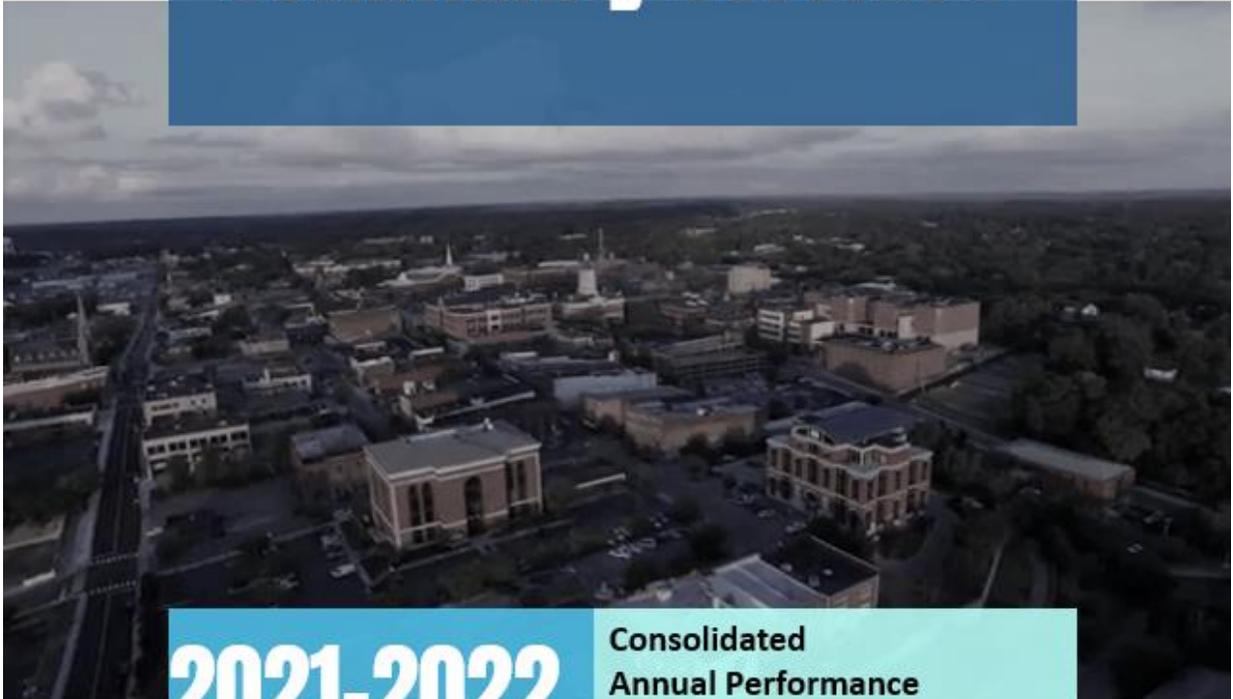


# Clarksville Neighborhood and Community Services



**2021-2022**

**Consolidated  
Annual Performance  
Evaluation Report**

## CR-05 Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Each year, as a part of the process of utilizing and administering HUD funds, the City of Clarksville complies a Consolidated Annual Performance Evaluation Report (CAPER). This report describes how the City of Clarksville used these resources over the previous fiscal year, what progress or accomplishments were achieved through these expenditures, and how these accomplishments fit within the larger context of the City's Five-Year Consolidated Plan and objectives.

The City of Clarksville has completed the second year of its 2020 - 2025 HUD Consolidated Plan. The City has made some progress toward achieving the July 1, 2021 - June 30, 2022 action plan with strategies in place to make substantial progress in Year-3. In an effort to remain transparent, the Clarksville Neighborhood and Community Services department experienced a complete overhaul in staffing in Year-1 through Year-2. As a result, the department experienced a temporary pause in project completion. Additionally, the City became a new recipient of the Lead Hazard Reduction grant, and it became necessary to employ/train new staff members. After a year of training and development, the City is now forging ahead with project completion. We anticipate a strong year ahead.

The City's program funds were used for activities that meet the following National Objective: benefiting low- and moderate-income (LMI) persons. The following are key accomplishments of the City of Clarksville Neighborhood and Community Services:

- CDBG public service funds were issued to 3 subrecipients who provided support to 206 low-income persons at a cost of \$\_\_\_\_\_ (calculating final numbers)
- CDBG funds provided housing rehabilitation to 1 single-family residential unit at a cost of \$60,363.00.
- Lead Hazard Reduction funds were used for marketing the program, training, and gaining interested applicants at a cost of \$9,488.88.

Additionally, the City of Clarksville has accomplished:

- Department rebranding and reimagined logo
- Created Clarksville's 1st faith-based CHDO
- Expanded the Homeowner Rehabilitation Program to include an Emergency Rehabilitation Program
- Awarded Clarksville's 1st Lead Hazard Reduction Grant
- Conducted four community outreach townhalls
- Awarded U.S. Conference of Mayors Dollarwise Innovation Grant
- Employed five new staff members

- Created Clarksville's 1st Homeless Navigator program
- Developed Common Ground Cafe - offering job training for individuals with intellectual disabilities and those that meet state Vocational Rehabilitation criteria.
- Partnership with Legal Aid Society to offer Fair Housing counseling and legal assistance for Clarksville residents facing housing issues
- Partnership with Matthew Walker CHC to increase healthcare access to the unhoused and/or individuals who cannot afford COVID-19 testing/treatment
- Partnership with United Way and Urban Ministries to provide Emergency rental, mortgage, and utility assistance to individuals whose employment has been terminated (or hours reduced) due to COVID-19

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Due to the high proportion of low- to moderate-income residents and the overall need for revitalization within these areas, the following targeted neighborhoods have been identified, Downtown, New Providence Hill, Northwest Clarksville, Red River Neighborhood, and South Clarksville Neighborhood. The City focuses the majority of its community development resources within its five targeted neighborhoods in an effort to support safe, affordable housing and suitable living environments. The City's partnership with several non-profit developers have greatly contributed to the City's success in creating affordable housing opportunities within the targeted neighborhoods. The City's Public Services programs continue to aid and provide resources to the community to help low-to moderate-income residents thrive and succeed.

The City's two homeowner rehabilitation programs are vital in helping existing homeowners maintain their homes and remain in these neighborhoods. The Emergency Homeowner Rehabilitation Program is designed to make homes safe and healthy for homeowners. The program offers a five-year forgivable grant to qualified homeowners in the city limits of Clarksville. The Emergency Repair program provides one-time assistance to qualified homeowners with emergency housing problems that pose a serious and immediate threat to the health, safety, and/or welfare to the household.

Additionally, the Substantial Homeowner Rehabilitation program advances homeowners with a low-interest loan to make conventional repairs to their home. Repairs for both programs include correcting code violations, replacing or upgrading major housing systems, and making a limited amount of general property improvements. To qualify for either program, a household must be income eligible. The total income may not exceed 80% of the Area Median Income by family size.

## **CR-10 Racial and Ethnic composition of families assisted - 91.520(a)**

### **Describe the families assisted (including the racial and ethnic status of families assisted 91.520(a))**

The City's community development funds are utilized to help low-income citizens throughout the city revitalize, maintain, and acquire affordable housing. There are many residents that benefit from community development activities that are not accounted for in the table above. The table does, in fact, reflect the City's focus within its targeted neighborhoods. From July 2021 – June 2022, entitlement funds were distributed among Clarksville residents with extremely low-, low-, and moderate-incomes in areas of high concentrations of minorities. There are five low-income census tracts that the City has identified as target areas: Downtown, New Providence Hill, Northwest Clarksville, Red River Neighborhood, and South Clarksville Neighborhood.

### **CR-15 Resources and Investments 91.520(a) Identify the resources made available**

The City of Clarksville receives two formula grants each year, the Community Development Block Grant (CDBG) program and the HOME Investment Partnership (HOME) program. For the program year July 1, 2021 – June 30, 2022, the City of Clarksville received:

- \$1,032,816 in CDBG
- \$601,934 in HOME
- \$1,882,125 in HOME-ARP\*
- \$161,250 in ESG
- \$2,879,918 in Lead Hazard Reduction\*

*\* is the total amount issued over a three-year period.*

The table above only includes new funds received during the program year and does not account for unspent prior year funds used. Funds expended during the program year include reprogrammed prior year funds and funds awarded to activities in prior years that were not spent. Finally, several large construction projects will span the course of several program years with expenditures occurring over multiple years. As a result, funds expended do not equal funds received.

### **Identify the geographic distribution and location of investments.**

The City of Clarksville utilizes its community development resources within the identified target neighborhoods: Downtown, New Providence Hill, Northwest Clarksville, Red River Neighborhood, and South Clarksville Neighborhood. These five neighborhoods tend to have a high proportion of low- to moderate-income residents and are majority-minority neighborhoods. The neighborhoods vary in need. Some areas have

experienced some revitalization but need continued support to remain stable; others require assistance and support due to the amount of blight and homes in disrepair. Many of the neighborhoods have extremely high unemployment rates, as well as a fair number of senior residents, so activities are established to help support these populations as well. The bulk of community development funds are utilized within the five target areas previously mentioned.

**Leveraging: Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Clarksville's planning process requires cooperative input from the public, private agencies, and local government. CDBG and HOME funds were leveraged to attract additional funding for partnerships with the City's nonprofit housing developers and other housing partners (including Clarksville's first faith-based CHDO). Additionally, the City's public service grants require leveraging of the CDBG funds. Grant applications for funding were evaluated on the basis of a point system which rewarded the extent to which CDBG funds are leveraged.

**CR-20 - Affordable Housing 91.520(b) Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City was unsuccessful in meeting its anticipated goals and outcomes in the rehabilitation of existing units in 2021-2022. All of the identified and proposed units have been halted due to unforeseen disruptions in the Department's staffing including loss of several long-term employees. However, the office is now fully staffed and executing proposed projects. Unfortunately, these projects were not paid out of the FY22 budget. We have a strong start for FY23.

CNCS encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. Upon request, CNCS is able to provide standard documents made available in a form to accommodate persons with disabilities, or persons that do not speak English as their primary language, or deaf/blind persons.

**Discuss how these outcomes will impact future annual action plans.**

As always, there are some variations in numbers as some projects may cost more than others and there may be more interest in programs than in previous years. The City of

Clarksville remains active in recruiting homeowner rehabilitation and First-Time Homebuyer participants. Many times, the cost of rehabilitation can vary as can the number of participants which will affect the overall numbers for the year.

**CR-25 Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Clarksville works with our local Continuum of Care (Community Housing Partnership) to address specific homeless needs. It seeks to eliminate gaps in the homeless system. Needs are identified through an evaluation of existing services, shelter bed capacities, and collaboration with local officials, and community task forces. Services are designed to stabilize individuals and families by moving them toward more permanent housing options.

Clarksville Neighborhood and Community Services Department partnered with our local United Way to create a Homeless Navigator. This project included an assigned staff person, employed by United Way, but managed by Clarksville Neighborhood and Community Services, to meet the homeless where they're at to provide legal, medical, and other support services. The project redefined the City's homeless support efforts, offering support for the homeless for short-term urgent care and the creation of long-term plans including transitional housing units.

In addition, the City continually investigates and accesses all types of funding streams and resources to end homelessness, including partnering with other agencies to assess all types of funding streams and resources to end homelessness, including partnering with other agencies to evaluate affordable housing needs and supportive services for homeless individuals and families. A new partnership has developed with First Presbyterian Church, United Way of the Greater Clarksville Region, and Clarksville Neighborhood and Community Services to offer day shelter services with heating and cooling for the homeless. This program offers a refuge from the elements, especially on the tremendously hot days of a typical Tennessee summer day, in addition to the extremely cold days of winter. It has been a huge success, and participation grows daily.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City is fortunate to have two organizations that provide emergency shelter and transitional housing needs; however, we recognize that is not enough for our growing City. The primary preventative services offered by these provider organizations included

emergency assistance and food/meals programs, as well as emergency rental assistance, financial assistance, utility assistance, housing relocation, stabilization services, counseling/advocacy, and legal assistance. Each service seeks to help families in their homes by offering services and support during times of financial and legal difficulty.

ESG funds were used to provide short- and medium-term rental assistance to those at-risk of becoming homeless as well as truly homeless. Clients were offered follow-up case management services consisting of but not limited to, creating and maintain an accurate budget, assistance increasing income (e.g. applying for public benefits), connecting to community resources (e.g. food pantries and clothing programs), and other referrals driven by the needs and goals of the clients. For the clients receiving funds for arrearages case management was geared toward budgeting, increasing income, payment plans (if funding amount did not cover the full arrearage amount), and other factors surrounding rental payments to prevent future housing instability. Prevention assistance was in very high demand in the past fiscal year. CDBG Public Service funds helped community providers and residents access services, information, prevention and referral through the 24-hour information and Referral Hotline by providing accurate contact information on mainstream services and how to access them; Domestic Violence staff provided safety net planning and resources for domestic violence victims.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Clarksville Neighborhood and Community Services works to help connect individuals to agencies, available throughout the community, that need services and programs. The City maintains good relationships with many of the service providers within the community, and CNCS staff frequently distributes flyers and information to these organizations. The resource information is directly related to affordable housing, homelessness, related programs/services, and workplace training. The goal of maintaining the resource lists is to make the information available and help make connections between those in need to the abundance of services and programs within our community.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and**

**preventing individuals and families who were recently homeless from becoming homeless again**

The City continues to work with homeless service providers to support the development of affordable housing for homeless persons under the CoC Homeless No More model. This model has been successful in the development and the promotion of stable quality of life for formerly homeless persons and veterans by providing a safe living environment while also offering supportive services (job training, substance abuse services, mental health counseling, and medical care) to assist this special population become more stable. The City is also a member of the Clarksville-Montgomery County United 4 Housing (CMCU4H), which is made up of homeless service providers, government, philanthropy, and other organizations working to develop strategic responses to chronic homelessness in the Clarksville community. CMCU4H will apply for funding through the CoC. Additionally, CNCS staff will continue to coordinate with all homeless services providers to support its remediating immediate issues related to homelessness.

**CR-30 Public Housing 91.220(h); 91.320(j)** Actions taken to address the needs of public housing.

The public housing program was created to provide decent, safe, and affordable rental housing for eligible very low-, low-, and moderate-income families. This includes housing for the elderly and those with disabilities. Public housing authorities own and operate federally subsidized affordable housing.

The Clarksville Housing Authority's (CHA) mission is to "Provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and community revitalization." CHA's specific goals and explanations of those goals are as follows: increase the availability of decent, safe, and affordable housing; improve the quality of housing in the community; increase assisted housing choices; and ensure equal opportunity in housing for all Americans.

CHA operates a Public Housing program with 510 units owned and managed by CHA.

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ROSS Coordinators are utilized to enhance the quality of life and encourage resident participation to obtain self-sufficiency.

**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.**

The Clarksville Housing Authority (CHA) utilizes surveys and meetings, such as the Clarksville Housing Authority Resident Council (CHARC) meeting to gather and share

information regarding the operation and management of the Housing Authority. The CHARC resident council's mission is to "Empower our community with opportunities." The meetings allow the residents the opportunity to identify needs and to provide valuable input. The ROSS Coordinators, Property Managers, and Executive Staff encourage participation in resident councils to involve residents, identify and address needs, and build the Public Housing communities as well as the overall Clarksville community. CHA staff continually work with families, seniors, and disabled individuals in public housing units to improve their quality of life and increase self-sufficiency. CHA seeks income sources for programs to help low-income individuals overcome barriers to obtaining affordable housing. Partnerships have been developed to provide Financial wellness workshops and job fairs.

**Actions taken to provide assistance to troubled PHAs.**

CHA has identified various departments of the agency and created a unit turn plan. CHA continues to work with HUD to increase occupancy at the mixed-finance property and make vacant units ready for occupancy at a faster rate.

**CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)** Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The cost of housing, property acquisitions, substandard and antiquated existing public infrastructures, maintenance, public policies, land use controls, fees and charges, and code enforcement continue to contribute to the barriers of affordable housing. CNCS has been, and continues, to work with local officials and developers to examine strategies that will yield more affordable housing in Clarksville. As we continue to engage in dialogue, there will be increased interest in affordable housing solutions. Meanwhile, CNCS promotes the development of affordable rental housing opportunities and the rehabilitation of LMI owner-occupied homes.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Discussions with department leads and elected officials concerning the negative effects of public policies that serve as barriers to affordable housing are in motion. The conversations include providing for a variety of housing types through review of zoning and land use updates, working to eliminate obsolete building code requirements, continuing to educate the public on the need for affordable housing and promoting a diversity of affordable housing programs, and continuing to streamline the permitting and coordination with local, state, and federal agencies in implementing programs that support affordable housing.

The City continues to educate the public on the need for affordable housing and promotes a variety of affordable housing programs. The City holds public meetings to inform citizens of housing programs. The City takes actions to eliminate identified gaps and to strengthen and coordinate the delivery system such as streamlining the

permitting process, coordinating social services with housing treatment areas, and participating on committees involved in housing and social service delivery. Despite the difficulties of securing available adequate funding resources in meeting the City's underserved needs, the City addresses the underserved needs by maintaining affordable housing, and its first-time homebuyers' program. Include family stabilization services and information, and referrals including affordable child care, teen job readiness programs, etc. The City works with community development groups to support its efforts to train and uplift people in poverty. The City partners with area agencies on economic development programs for low-income neighborhoods. Citizens have opportunities in meetings throughout the year to offer suggestions on ways to reduce poverty.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Clarksville Neighborhood and Community Services have been awarded its first grant from HUD's Lead-Based Paint & Lead Hazard Reduction Demonstration. The purpose of this grant program is to identify and control lead-based paint hazards in income-eligible privately-owned housing for rental\* or owner-occupants. Preferences will be given to households that have children under six years of age. The need for lead-based paint abatement in Clarksville is great; CNCS not only plans to offer abatement but also pay for local firms to be certified in lead-based paint abatement to further strengthen the efforts of providing healthy homes to those most in need.

\* rental properties will only be assisted if the resident receives TBRA assistance, and the rental unit has identified lead hazards.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City's anti-poverty strategy includes funding programs that will support employment and training activities, business development, homeownership opportunities, and local empowerment. Those programs will serve to reduce the number of poverty-level families. The City continues to work closely with other City Departments to provide training and resources to move families towards self-sufficiency.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In the five-year strategy, the City described the institutional structure, including private industry, non-profit organizations, and public institutions through which it will work to help carry out the affordable and supportive housing strategy. The City of Clarksville Neighborhood and Community Services staff works closely with other departments within the City to improve the quality of life in the target neighborhoods through public facilities and public infrastructure CDBG funds.

Additionally, the City has been working to better understand who our internal and external stakeholders are, their priorities, and what our obligations are to them. This

understanding will inform how we plan and structure future activities. In particular, the department wishes to pursue strategies to increase awareness of our program offerings and gather more public input on how we can better serve our community.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The CoC maintains an inventory of housing and social service providers that include details such as the subpopulation served and the services provided. Our staff regularly attends meetings of the housing authority to identify problems in advance and have the opportunity to help resolve a crisis immediately. Please see the Public Housing section of the Consolidated Plan for more information regarding the consultation and coordination with the local Public Housing Association. Additionally, information about the encouragement of public housing residents to become more involved in management of the properties and becoming future homeowners are found in the Public Housing section of the Consolidated Plan.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Implementation of a Fair Housing Ordinance – An ordinance was discovered in FY2021, that called for the creation of a Fair Housing Board. The Board was created in FY2022. The Board has independent oversight for all fair housing and equal opportunity matters, including, but not limited to, fair housing education and fair housing enforcement. The Board has the ability to investigate and settle complaints and impose monetary settlements for housing complaints. The Board will have staff that will be responsible for intake, processing complaints and determining if violations have occurred based on either stat law or federal law.

Faith-Based Housing – The City, in cooperation with Going Global Ministries and First Presbyterian Church have partnered together to create Clarksville’s first faith-based CHDO. The partnership was critical in increasing affordable housing opportunities in Clarksville. The CHDO will utilize HOME dollars for acquisition, rehabilitation, and resale of affordable housing. Homeownership counseling is also a goal of the partnership. Two homes are expected to be completed by December 2022.

Homelessness – xxxxxxxxxxxx

The United Way of Greater Clarksville has served as the coordinating organization for temporary shelter. This coordinated effort will allow Clarksville homeless organizations and area law enforcement agencies to know the number of beds available on any given day.

**CR-40 - Monitoring 91.220 and 91.230** Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Describe the standards and procedures that will be used to monitor activities carried out in furtherance of the plan and will be used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and comprehensive planning requirements.

The City worked closely with all its subrecipients to ensure that the goals and objectives of the HUD programs have adhered to the National Objective. The staff works with all subrecipients to ensure that they understand reporting requirements, with the understanding that the City and subrecipients share joint responsibility for carrying out permitted activities in conformance with federal requirements. Subrecipients provide documentation that demonstrates the achievement of program goals and the completion of activities every month. All requests for reimbursement shall have adequate documentation of how federal funds were used and that funds were used only for eligible activities. Complete records, and accurate and timely reporting, are essential to successful CDBG programs for the City and all subrecipients. Subrecipients will be monitored at least once a year per HUD guidelines.

Clarksville Neighborhood and Community Services has policies in place to conduct monitoring for activities carried out by subrecipients. The policy includes strategies for preparation, conducting, offering conclusions and closing findings notification, building an administrative record, and documentation.

All program monitoring consists of the following elements:

- A. Notification to the Program Participant.
- B. Entrance Conference. The purpose of the entrance conference is to:
  1. explain how the monitoring will be conducted;
  2. identify/confirm key program participant staff who will assist during the monitoring;
  3. set up or confirm meeting or interview times (including any clients who may be interviewed) and, if applicable, schedule physical inspections;
  4. verify the programs/activities to be reviewed and, if on-site, how access to files and work areas will be granted (some programs files can be sensitive; some work areas can be hazardous).
- C. The Assessment Process. The “real work” of monitoring entails interviews and file reviews to verify and document compliance and performance (and can include physical inspections, if monitoring is conducted on-site).
  1. Evaluate! The Exhibit questions are designed to assess and document compliance with program requirements based upon:
    - a. file reviews to determine the accuracy of the information, using both automated and manual data and reports submitted to HCD by the program participant;

- b. interviews with program participant staff, contractors, subrecipients, and clients to clarify and determine the accuracy of the information, assess level of satisfaction with the provision of services or the “end products,” and document performance; and
- c. in the case of internal monitoring, exhibit questions will be used in order to assist HCD staff with preparing files that have information necessary to determine program or project eligibility.

2. Communicate! Throughout the monitoring, maintain an on-going dialogue with the program participant.

3. Document! The responses to the questions form the basis for monitoring conclusions and are supplemented by program participant records copied or reviewed during the monitoring.

D. Exit Conference. At the end of the monitoring review, HCD should conduct an exit conference with the appropriate participant officials or staff to discuss preliminary conclusions.

**Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The draft CAPER is available for public comment at Clarksville Neighborhood and Community Services office, and the City’s website at [www.cityofclarksville.com](http://www.cityofclarksville.com).

The City held several public meetings, and focused townhalls, this year. Additionally, public participation was encouraged during the preparation of the five-year Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER) for Neighborhood and Community Services.

The City of Clarksville’s Plan:

Provides for and encourages citizen participation, with particular emphasis on participation by people of low- and moderate-income who are residents of slum and blighted areas, as well as areas where CDBG, HOME, and/or ESG funds are proposed to be used.

1. Provides citizens with reasonable and timely access to meetings, information and records relating to the City’s proposed use of funds.
2. Provides for technical assistance to groups representative of people of low- and moderate-income that requests such assistance in developing proposals.
3. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development

program, including at least the development of needs, the review of proposed activities, and the review of program performance.

This plan in no way will restrict the responsibility and authority of City officials for the development of annual applications for funding from the U.S. Department of Housing and Urban Development or with the execution of Clarksville Neighborhood and Community Services program.

**CR-45-CDBG 91.520(c)** Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Clarksville has not changed the objectives in its CDBG program and continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements, housing development and homeowners, public services, commercial revitalization, and planning and administrative activities. The City continuously assesses and reviews its policies, procedures, and programs to improve the effective and efficient delivery of its grant programs. There is a continued need for CDBG funds to fulfill objectives in all the above categories therefore no changes are recommended based on Clarksville's experiences.

The City pursued all potential resources indicated in the Consolidated Plan by working with developers, non-profits, and other government agencies to leverage a variety of funds for affordable housing projects and programs, opportunities for low- and moderate-income people to become homeowners, assistance to homeless persons, public service programs, job training, and education, community development activities directed toward revitalizing neighborhoods and economic development.

**CR-50 - HOME 91.520(d)** Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

The City conducted several on-site inspections of affordable rental housing units during this program year. Home inspections were conducted by city staff to ensure compliance with income and rent requirements as well as local housing quality standards during a project's period of affordability. Previously, inspections complied with the following schedule:

- 1-4 units – every three years
- 5-25 units – every two years
- 26+ units – annually.

Currently, all units are inspected on an annual basis. If projects utilize other state or federal sources requiring inspections, the City may accept such reports to ensure compliance with applicable housing standards.

The below properties have been inspected. Findings of each property will be attached.

219 & 230 Mark Spitz Drive  
1027 & 1027 1/2 McClardy Road  
630 Ernest Street  
924 Kingsbury Drive  
719 Central Ave  
409 & 411 Martha Lane  
359 Lafayette Pointe Circle  
599 & 603 Woodhaven Drive  
181 Providence Point Court  
563 Jacquie Drive  
1116 & 1118 Hyman St

**An assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

Affirmative Fair Housing Marketing (AFHM) plans and affirmative marketing procedures are required by the HOME Investment Partnerships (HOME) Program Final Rule (24 CFR Part 92) and are included in applications for Clarksville HOME funds. The City's policy is to distribute information to the public regarding fair housing laws, as well as its own guidelines, for participation in the HOME Program. In accordance with Federal Regulations (24 CFR 92.351), the City adopted an affirmative marketing policy and procedures. The City is committed to equal opportunity in housing choices in the local housing market without discrimination based on race, color, religion, sex, national origin, family status, or disability. HOME applicants are required to read and sign that they have read the Fair Housing Law.

The City of Clarksville is committed to affirmative marketing. In fact, the City is in the infancy stages of developing a local Fair Housing presence in partnership with the Clarksville NAACP. The NAACP will not only advocate for the marginalized, but offer Fair Housing education (for renters and landlords), testing, and support. We are anticipating a launch by the end of the calendar year.

The City's affirmative marketing follows a specific set of steps that the City and participating groups follow, as outlined below:

**Informing Affected Parties**

The City informs the public, potential tenants, and property owners about Federal Fair Housing Laws and the affirmative marketing policy using the followings items:

- Equal Housing Opportunity logo type or slogan in press releases, news advisories, developers and/or owners and on signs;
- Advertising in print and electronic media that is used and viewed or listened to by those identified as least likely to apply;
- Meetings to inform citizens and developers and/or owners regarding program participants; and
- Rehabilitation and First-Time Homebuyers applications have the Fair Housing Law as part of the application and must be signed by the applicant.

**Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

Xxxxxxxxxxxx

**Other actions taken to foster and maintain affordable housing. 91.220(k)**

The City of Clarksville is continuously seeking aggressive and innovative approaches to combat the extreme housing affordability challenge facing our residents. The city is implementing several initiatives including:

- Encouraging the development of CHDO's in the City of Clarksville with distinguished faith-based organizations. Clarksville's First Faith-Based CHDO has been certified, and currently in the process of building two affordable, single-family units.
- Established a TBRA program for the City of Clarksville to be run and managed by the local United Way.
- Focusing on family-sized housing development, either through new construction or acquisition/rehab efforts.